

Town of Red Cross, NC

Planning Board

Town Hall

November 1, 2010 - 7:00 PM

- Agenda
- Call to Order
- Invocation
- Approval of the Agenda
- Approval of the Minutes
- Old Business
 - Continued review of Land Development Plan for 2010-2030
 - Darren Rhodes attended.
- New Business
 - Continued review of Land Development Plan for 2010-2030
 - Final review
- Comments
- Adjourn

Town of Red Cross, NC

Planning Board Meeting

Town Hall

November 1, 2010 - 7:00 PM

Planning Board Members in Attendance:

Name Only:

Mark D. Tucker

Dick

Richard Faucom

Bonnie Hunsbeth

Rodney Plowman

Others Present:

Name and Title:

Robbie Fox - rdfoxx@cabarruscounty.us

Planning Board Members Absent:

Name:

Roger Hauger

minutes not
found/aw

Town of Red Cross, NC

Planning Board

Town Hall

October 4, 2010 - 6:00 PM

- Agenda
- Call to Order
- Invocation
- Approval of the Agenda
- Approval of the Corrected Minutes for the August 2, 2010 meeting
- Approval of the Minutes
- Old Business
 - After discussion of the Zoning Ordinance 2010 Amendments a motion to accept the ordinance as written and send to the Town Council for approval was made by Mark Tucker and second by Dicky Hatley.
- New Business
 - Continued review of Land Development Plan for 2010-2030
Darren Rhodes will be attending.
- Comments
- Adjourn

Town of Red Cross, NC

Planning Board Meeting

Town Hall

October 4, 2010 - 6:00 PM

Planning Board Members in Attendance:

Name Only:

Dick
Mark D. L.
Barbara Hinescutt
Richard B. Baskin.

Others Present:

Name and Title:

Roy Quate
Kelly Brattain
Daren Rhodes.
?

Planning Board Members Absent:

Name:

Town of Red Cross, NC

Planning Board

Town Hall

October 4, 2010 - 6:00 PM

The Red Cross Planning Board meeting was called to order by Dicky Hatley Monday, October 4, 2010 at 6PM at the Red Cross Town Hall.

The Invocation was given by Mayor Ray Quick.

Members Present:

Richard Baucom, Chairman, Dicky Hatley, Barbara Huneycutt and Mark Tucker

Members Absent:

Rodney Plowman

Roger Haigler

Also Present:

Darren Rhodes, Kelly Brattain and Mayor Ray Quick

Motion to approve the agenda was made by Richard Baucom and second by Mark Tucker...carried 4/0

Motion to approve the minutes was made by Richard Baucom and second by Mark Tucker...carried 4/0

New Business

Continued discussion of the Land Development Plan 2010-2030. This will be our final review of the Land Development Plan, unless errors in the plan are found.

Old Business

Land Development Plan 2010-2030 was reviewed and explained by Darren Rhodes.

Comments

The next Planning Board meeting will be held Monday November 1, 2010 at 7PM in Town Hall. Also a decision to cancel the December 6, 2010 meeting was made due to the upcoming holidays. Barbara Huneycutt will notify Bobby Kaye Thompson.

Motion to adjourn the meeting was made by Barbara Huneycutt and second by Mark Tucker.

Chairman – Richard Baucom

Secretary – Barbara Huneycutt

Town of Red Cross, NC

Planning and Zoning Board
Williams Room - Town Hall
September 7, 2010 - 7:00 PM

- Agenda
- Call to Order
- Invocation
- Approval of the Agenda
- Approval of the Minutes
- Old Business
 - Town of Red Cross Zoning Ordinance 2010 Amendments
 - Review Articles VII-2 Lighting and Article IX-Staffing especially zoning officer.

New Business

Review of Land Development Plan for 2010-2030
Carol Rhea will be attending.

- Comments
- Adjourn

Town of Red Cross, NC

Planning Board Meeting
Williams Room - Town Hall
September 7, 2010 - 7:00 PM

Planning Board Members in Attendance:

Name Only:

MARK TUCKER
Dicky Hatcher
Richard Bawson
Karl Douglas
Tatiana Hinchell

Others Present:

Name and Title:

Heath Hahn
Talley Pugh
Carl Hinchell
Dawn Pugh

Planning Board Members Absent:

Name:

Rodney Plowman

Minutes not
found/aw

Town of Red Cross, NC

Planning and Zoning Board
Williams Room - Town Hall
August 2, 2010 - 7:00 PM

- Agenda
- Call to Order
- Invocation
- Approval of the Agenda
- Approval of the Minutes
- Old Business
 - Elections of Officers
 - Land Development Amendments Reviews
- New Business
 - Town of Red Cross Zoning Ordinance 2010 Amendments
 - Review Articles III-Article X - Robbie Fox will be attending
- Comments
- Adjourn

Town of Red Cross, NC

Planning and Zoning Board
Williams Room - Town Hall
August 2, 2010 - 7:00 PM

Zoning and Planning Board Members in Attendance:

Name Only:

Dick Dolly
Mark Tucker
Richard Bauson
Rodney Thomas
Barbara Hinesquist

Others Present:

Name and Title:

Robbie Esy, Zoning Officer
Lou Esy
Q

Zoning and Planning Board Members Absent:

Name:

Roger Hinder
Kelly Brittain
R O

Town of Red Cross, NC

Planning and Zoning Board
Williams Room - Town Hall
August 2, 2010 - 7:00 PM

The Red Cross Planning and Zoning meeting was called to order by Chairman Richard Baucom Monday August 2, 2010 at 7PM in the Williams Room of the Red Cross Town Hall.

The Invocation was given by Mark Tucker.

Members Present:

Richard Baucom, Chairman, Dicky Hatley, Barbara Huneycutt, Rodney Plowman and Mark Tucker.

Members Absent:

Roger Haigler

Also Present:

Ray Quick, Mayor, Lou Eubanks and Robbie Fox, Zoning Officer

Motion to approve the agenda was made by Mark Tucker and second by Dicky Tucker...carried 5/0

Motion to approve the minutes was made by Dickie Hatley and second by Mark Tucker...carried 5/0

New Business

After each member received a copy of the Zoning Ordinance Amendments Review Robbie Fox explained changes. There is still much concern regarding Article VII-2-Lighting Standards and Article IX-The Staff especially the responsibility of the zoning administrator. The board members present were encouraged to review the information and discussion would continue at our next meeting on Tuesday September 7, 2010.

Old Business

Proposed amendments for Land Development continued to be discussed.

Comments

The next Planning Board meeting will be held Tuesday September 7, 2010 in the Williams Room of the Town Hall. Carol Rhea will be attending. Copies of the Land Development Plan for 2010 - 2030 will be provided and discussed at this meeting.

Motion to adjourn the meeting was made by Rodney Plowman and second by Dicky Hatley.

Chairman -- Richard Baucom

Secretary -- Barbara Huneycutt

TOWN OF RED CROSS

PLANNING AND ZONING

JULY 5, 2010

1. Call to Order

2. Invocation

3. Approval of agenda

4. Approval of minutes

5. Old Business

~~Proposed Zoning Ordinance Amendments Review~~

Carol Rhea will be attending

Land Development Meeting

6. New Business

Election of Officers

7. Comments

8. Adjourn

Town of Red Cross, NC

Planning and Zoning Board
Williams Room - Town Hall
July 5, 2010 - 7:00 PM

The Red Cross Planning and Zoning meeting was called to order by Chairman Richard Baucom Monday July 5, 2010 at 7PM in the Williams Room of the Red Cross Town Hall.

The Invocation was given by Dickie Hatley.

Members Present:

Richard Baucom, Chairman, Lou Eubanks, Dickie Hatley, Marion Hubbard, Roger Haigler, Barbara Huneycutt, Rodney Plowman and Mark Tucker.

Also Present:

Ray Quick, Mayor, Carol Rhea, Consultant and Kelly Brattain

Motion to approve the agenda was made by Mark Tucker and second by Marion Hubbard...carried 6/0

Motion to approve the minutes was made by Dickie Hatley and second by Marion Hubbard...carried 6/0

New Business

Barbara Huneycutt was welcomed as the incoming secretary filling the vacant spot by out-going board member Lou Eubanks. Rodney Plowman and Mark Tucker were welcomed as new Planning and Zoning Board members replacing out-going members Marion Hubbard and Lou Eubanks. A special thank you was offered for their help in establishing the town of Red Cross thus far. Lou Eubanks was nominated as alternate board member by Dickie Hatley – second by Roger Haigler. Dickie Hatley was nominated as Vice Chairman by Roger Haigler – second by Mark Tucker. Carol Rhea continued to discuss the proposed amendments for Land Development asking for comments and any discussions. A copy of the amendments will be available at the August 2th meeting. Robbie Foxx will be attending.

Old Business

Carol Rhea continued to discuss the proposed amendments for Land Development.

Comments

The next Planning and Zoning meeting will be held Monday, August 2, 2010 in the Williams Room of the Town Hall. Robbie Foxx will be attending to discuss the Town of Red Cross Zoning Ordinance 2010 Amendments. Copies of these amendments will be available at this meeting.

Motion to adjourn the meeting was made by Dickie Hatley and second by Mark Tucker.

Chairman – Richard Baucom

Secretary – Barbara Huneycutt

TOWN OF RED CROSS

Planning and Zoning Board

June 7, 2010 -- meeting canceled -- Carol Rhea and Robbie Foxx unable to attend

**Town of Red Cross
Land Development Planning Meeting
Town Hall
6:00 – 7:30 P.M.
May17, 2010**

AGENDA

- I. Welcome and Introductions
- II. Review of Public Workshop
- III. Review of Land Development Plan Outline
- IV. Review of Land Development Plan Draft Strategies
- V. Future Land Development Mapping Exercise
- VI. Adjourn

General Schedule

Meeting 1 – Visioning Exercise

Meeting 2 – Continue Development of Goals, Strategies, Mapping

Meeting 3 – Continue Development of Goals, Strategies, Mapping

Meeting 4 – Presentation of Survey results and discussion of Community Input Session

Meeting 5 – Planning and “dry run” of Public Workshop

Public Workshop

Meeting 6 – Review Public Workshop and Review of First Draft of Land Development Plan Strategies, Land Use Map Development

Meeting 7 – Review of final draft of Land Development Plan

General Outline for Red Cross Land Development Plan

(Order of various sections may change)

I. Background

- Red Cross History
- Current Situation (development patterns, ordinances, services, etc.)
- Desire of the community to plan for future

II. Key Issues

- Issues that have been identified by Land Development Committee
- Issues identified by Community

III. Planning or Development Concepts that can be used to address growth issues (town center, mixed use, clustering, approaches to rural preservation, etc.)

IV. Vision and Policies

- Overall Objectives
- Land Use Policies or Strategies
 - Economic Development
 - Commercial Development
 - Transportation
 - Water and Sewer Services
 - Residential Development
 - Agricultural and Land Preservation
 - Open Space and Recreation
 - Environmental Quality
 - Community Appearance
 - Community or Town Center
 - Planning Coordination

V. Future Land Use Map

VI. Plan Implementation

- How the Plan can/should be used
- How often the plan should be reviewed, updated, etc.

VII. Appendix

- Zoning Map
- Map of region
- Survey Results
- Photos of existing development patterns

Draft Land Development Strategies

May 13, 2010

Economic Development

GOAL: To foster an environment where a broad range of small businesses and service providers can meet the needs of the citizens of Red Cross.

- Strategy #1 Direct commercial and institutional development to areas that complement the agricultural and residential character of the community.
- Strategy #2 Minimize the negative impacts of further development of Red Cross by closely managing the type, location, design, and impacts of new business and industry.
- Strategy #3 Use the future land use map as a guide for making decisions on development proposals, rezoning requests and other types of development decisions.
- Strategy #4 Recruit only clean industry.

Commercial Development

GOAL: To encourage commercial development that is convenient and attractive.

- Strategy #1 Create zoning districts that permit commercial uses to develop in clusters to prevent a sprawling or "strip" development land use pattern.
- Strategy #2 Review and revise town policies that address new commercial development to ensure that design, scale and orientation reflects Red Cross' rural small town character.
- Strategy #3 Direct commercial development to the town center.

Transportation

GOAL: To insure a safe, efficient and convenient transportation system that promotes sustainable land development practices and contributes to residents overall quality of life.

- Strategy #1 Work with NCDOT and the RPO to develop a transportation plan for the town.
- Strategy #2 Ensure safety and convenience of local thoroughfares by requiring common access points and limiting frequent curb cuts.
- Strategy #3 Review and revise town policy to include access provisions for new commercial development.
- Strategy #4 Require a traffic impact analysis for large scale development proposals.

Water and Sewer Services

GOAL: To ensure that Water and Sewer Services are delivered in a safe, efficient and effective manner that benefits the residents of Red Cross.

- Strategy #1 Work closely with water and sewer service providers to insure that extension policies are consistent with the town's growth policies.
- Strategy #2 Discourage major extensions of water and sewer services that could result in scattered, inefficient development and costly provision of other infrastructure and services.

Residential Development

GOAL: To encourage well planned, attractive and well maintained neighborhoods.

- Strategy #1 Prohibit the encroachment of incompatible land uses into existing neighborhoods.
- Strategy #2 Encourage mixed use developments that include residential, commercial and institutional uses.
- Strategy #3 Create policies for development of neighborhoods that minimize traffic congestion, promote walkability, retain open spaces and contribute to the rural small town character of Red Cross.
- Strategy #4 Require new residential development to be connected to adjacent residential and commercial areas.

Agricultural Land Preservation

GOAL: *To respect our rural, agrarian heritage by continuing to value agricultural operations as an integral use of land.*

- Strategy #1. Insure that the zoning ordinance allows a variety of primary and accessory agricultural uses that are compatible with small town land use patterns.
- Strategy #2. Consider establishing voluntary agricultural districts as authorized by NCGS 106-738 et.seq. for the purpose of promoting farm uses and to protect farm uses from nuisance suits and other negative impacts on properly managed farms.
- Strategy #3. Use agriculture as an effective transitional land use at Town edges.
- Strategy #4. Allow agriculture, particularly pasture and crop acreage, to serve as open space and view corridors along major roadways.

Open Space and Recreation

GOAL: *To develop and maintain a system of public and private open space and recreation areas that help Red Cross preserve its rural character and provide needed outdoor recreation opportunities for our residents.*

- Strategy #1. Encourage clustering in all new residential developments.
- Strategy #2. Require a minimum amount of open space for new subdivisions, which is held in common or by a legally constituted non-profit agency acceptable to the town.
- Strategy #3. Use required and voluntary open space areas to protect rural character, promote agriculture, preserve sensitive environmental areas, and to serve as buffers between development sites.
- Strategy #4. Create a park in Town Center that: 1) serves as a village green; 2) provides opportunities for families and the community to gather; 3) includes a walking trail, picnic areas and a playground; and 4) that connects to adjacent development sites and streets.
- Strategy #5. Partner with the county to create a future county park that will serve the residents of Red Cross.
- Strategy #6. Create bicycle paths to serve children and recreational cyclists.
- Strategy #7. Work with NCDOT to create and designate a system of bicycle lanes to serve as alternative transportation routes through Red Cross.
- Strategy #8. Insure that, where appropriate, public utility easements include the right to use the easement for public trails and greenways.

Environmental Quality

GOAL: *To protect the environment from inappropriate growth and development.*

- Strategy #1. Encourage low impact design in all new developments.
- Strategy #2. Encourage energy conservation in all new building design (e.g., LEED certified construction).
- Strategy #3. Recruit only clean industry.
- Strategy #4. Work with Stanly County and the state to better control stormwater runoff on new development sites.

Community Appearance

GOAL: *To create and maintain an attractive community.*

- Strategy #1. Create attractive, well-marked entrances into Red Cross.
- Strategy #2. Insure that the appearance and function of new development fits in with the rural, agricultural and small town character of Red Cross.

Town Center

GOAL: *To create a traditional town center that serves as an anchor and focal point for Red Cross.*

- Strategy #1. Encourage small businesses that primarily serve the community's needs.
- Strategy #2. Insure that design standards respect and foster small town appearance and function.
- Strategy #3. Make pedestrian access to and within the town center a priority for all new development and public improvements.
- Strategy #4. Plan for and create a network of streets within the town center that connect with each other and adjacent streets.
- Strategy #5. Allow for a variety of business, institution, office, residential, recreation and commercial uses in the town center.

Planning Coordination

GOAL: *To work cooperatively with adjacent municipalities, the county, and other governmental entities to insure that Red Cross and Stanly County grow and prosper together.*

- Strategy #1. Coordinate with the county and other towns as needed to provide adequate public water and sewer service to meet future needs of Red Cross.
- Strategy #2. Work with Stanly County to develop a business and industry base that is appropriate in scale and location to support the Town's goals for community appearance, agricultural preservation and environmental quality.
- Strategy #3. Participate in the development of the County Thoroughfare Plan as needed to insure that state-funded transportation needs of Red Cross are addressed.

TOWN OF RED CROSS

PLANNING & ZONING
AGENDA

May 3, 2010

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Order of business
 - Old Business
 - Brief re- review of Articles IV (Manufactured Homes)
 - Continued review of Articles V through VII
6. Nominate new P & Z member
7. Other comments
8. Adjourn

TOWN OF RED CROSS

Planning and Zoning Board

May 3, 2010

The Red Cross Planning and Zoning Board met May 3, 2010 at 7:00 pm in the Williams Room of the Red Cross Town Hall. The meeting was called to order by-Chairman Richard Baucom. Invocation was given. Members present were as follows; Richard Baucom, Dicky Hatley, Tom Staples, and Lou Eubanks. Members absent; Marion Hubbard, Roger Haigler and Barbara Huneycutt. Present also; Carol Rhea, Consultant and Robbie Foxx, town zoning officer. Red Cross citizens Roddy Plowman and Mark Tucker were present.

Motion to approve minutes by Tom Staples - second by Dicky Hatley – carried 4/0

Motion to approve agenda by Dicky Hatley - second by Lou Eubanks - carried 4/0

OLD BUSINESS

Brief re-review of Article IV {Manufactured Homes}

Continued review and discussion of proposed amendments to zoning ordinance Article V - Article VII. This completes the review of the Planning and Zoning Ordinance. Carol Rhea and Robbie Foxx will prepare copies of all the proposed amendments for review for our next meeting.

NEW BUSINESS

Roddy Plowman and Mark Tucker were presented to the P&Z Board as proposed new members to replace outgoing members Marion Hubbard and Lou Eubanks. After discussion, the board voted 4/0 to present Roddy Plowman and Mark Tucker as new members to Town Council at the next council meeting May 10, 2010 and ask for their approval.

Comments

Regular scheduled P&Z meeting for June 7, 2010 – canceled. Carol Rhea and Robbie Foxx unable to attend. Copies of all proposed amendments for review will be available at the July 5, 2010 meeting.

Motion to adjourn by Tom Staples – second by Marion Hubbard – carried 4/0

Chairman - Richard Baucom

Sec. - Lou Eubanks

TOWN OF RED CROSS

Planning and Zoning Board

April 5, 2010 -- meeting canceled -- holiday - Easter

**Town of Red Cross
Land Use Plan Development Plan
Public Workshop**

Red Cross Town Hall

**7:00-8:30 P.M.
March 29, 2010**

AGENDA

- I. Welcome and Introductions**
- II. Overview of Red Cross Land Development Planning Effort**
 - Why the Town is developing a Land Development Plan
 - What steps have been taken so far
 - The importance of community input
- III. Review Results of Citizen Questionnaire**
- IV. Overview of Development Concepts**
 - Preservation of Rural Character
 - Cluster Development
 - Town Center and Mixed Use Development
- V. Facilitated Discussion**
 - Attendees will discuss development concepts in more detail
 - Attendees will participate in a prioritization exercise to develop consensus on the most important land development issues facing Red Cross
- VI. Wrap-up and Next Steps**
 - Summation of what has been discussed and overview of next steps
- VII. Drawing**
 - Drawing will be held for \$100 Visa Cards
- VIII. Adjourn**

TOWN OF RED CROSS

PLANNING AND ZONING

March 1, 2010

1. Call to Order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 - Continued review of proposed Zoning Ordinance amendments
 - Researched Zoning Ordinance Issues
 - Carol Rhea and Robbie Foxx will be attending
6. Comments
7. Adjourn

PLEASE BRING YOUR COPY OF THE FOLLOWING

- 1. Zoning Ordinance**
- 2. Proposed amendments**
- 3. Zoning Ordinance Issues**
 - Memorandum from Carol Rhea

TOWN OF RED CROSS
Planning and Zoning Board
March 1, 2010

The Red Cross Planning and Zoning Board met February 1, 2010 at 7:00 pm in the Williams Room of the Red Cross Town Hall. The meeting was called to order by Chairman Richard Baucom. Invocation was given. Members present were as follows; Richard Baucom, Dicky Hatley, Barbara Huneycutt, Tom Staples, Marion Hubbard, Roger Haigler and Lou Eubanks. Guests were Carol Rhea, Consultant and Robbie Foxx, town zoning officer. *Guest - Ray Quich + Kelly Bratlan*

Motion to approve minutes by- Dicky Hatley -- second --Tom Staples -carried 4/0
Motion to approve agenda by Barbara Huneycutt -- second by Dicky Hatley carried 4/0

ORDER OF BUSINESS

Review and discussion of proposed amendments to zoning ordinance
Suggestions and recommendations were made on the portions of the ordinance reviewed thru Article IV. Review of Zoning Ordinance to be continued at next meeting, May 5, 2010. The April meeting canceled due to holiday -- Easter.

Motion to adjourn.

Chairman - Richard Baucom

Sec. - Lou Eubanks

MEMORANDUM

Date: February 25, 2010
To: Red Cross Planning Board
From: Carol A. Rhea, AICP
Subject: Zoning Ordinance Issues

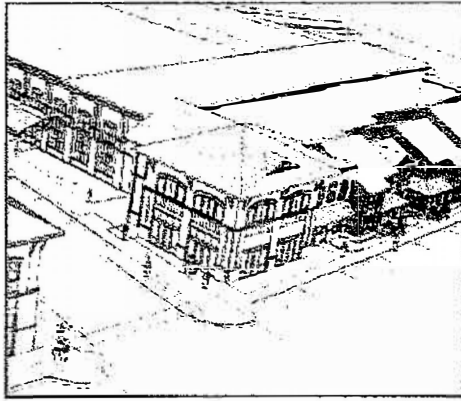
At its meeting on February 1, 2010, the Planning Board began to review questions and concerns raised by Robbie Fox, zoning administrator, about certain aspects of the Zoning Ordinance. In response, the board asked me to research and prepare some comments and suggestions for possible ordinance amendments to address concerns about shopping centers, retail building size, lighting, accessory structures, agriculture and telecommunication tower removal. I respectfully submit the following in response to your request for consideration at your meeting on March 1, 2010.

Shopping Centers and Retail Building Size

In general, local governments approach the regulation of shopping centers and large retail facilities in one of two ways: 1) as auto-oriented isolated uses on a single development tract, and 2) as integrated retail facilities equally oriented to the automobile and the pedestrian. More progressive governments using either approach tend to address traffic on adjacent public streets, lighting, and building orientation.

The first approach is a modernized post-1950s suburban design model. While it usually addresses pedestrians, it normally is only concerned with onsite circulation and may not require or address extension of or connection to the larger public pedestrian system. In other words, the only pedestrians these sites are likely to see are those walking from their automobile in the parking lot to the building, not pedestrians walking from nearby residential neighborhoods, workplaces, or even adjacent commercial centers.

In the second approach, all buildings are normally required to front public streets and be located at a build-to line just behind or at the public right-of-way, normally the edge of a public sidewalk. They may also be required to meet fairly detailed design standards and require that the building immediately fronting the public sidewalk be rimmed with small retail/office units oriented to the sidewalk and the pedestrian. An example of this approach can be found in section 9.2.1 of the Town of Davidson's ordinance:



Suggestion: single use buildings front as continuous facades. Therefore, storefronts and primary streets shall be required to have public entrances every 150 feet. This is not the same thing as requiring a large building to be rimmed by smaller establishments as shown in the illustration from Davidson above but it does prevent a large unbroken facade. It should be noted, however, that standard Wal-mart designs would probably meet your current entrance requirements along the primary façade. Your regulations do not limit the location of shopping centers or large retail facilities (75,000+ sq.ft. gross floor area) within commercial districts except to say that large shopping centers (75,000+ sq.ft. gross floor area) are not permitted in the Central Business District.

Current Requirements: The Town of Red Cross Zoning Ordinance currently has a robust set of design standards for buildings and lots for a town its size. These standards accomplish many of the same goals as the standards expressed in the Davidson ordinance. Commercial development in the CB district is the most regulated and is required to front public streets and be adjacent to a public sidewalk of no less than 10 feet in width. The ordinance also requires at least one public entrance into any retail building every 150 feet. This is not the same thing as requiring a large building to be rimmed by smaller establishments as shown in the illustration from Davidson above but it does prevent a large unbroken facade. It should be noted, however, that standard Wal-mart designs would probably meet your current entrance requirements along the primary façade. Your regulations do not limit the location of shopping centers or large retail facilities (75,000+ sq.ft. gross floor area) within commercial districts except to say that large shopping centers (75,000+ sq.ft. gross floor area) are not permitted in the Central Business District.

Recommendation: The board indicated a desire to further restrict the size of retail facilities in the central business district. This can be accomplished by:

1. Prohibiting large retail stores in the CB district, which would require that single uses be less than 75,000 square feet of gross floor area, or Prohibiting large retail stores and redefining both large and medium retail stores so that the breakpoint is 60,000 square feet of gross floor area instead of 75,000—there seemed to be some interest in lowering the square footage threshold; and
2. Amending 5-2(F)(4) to limit retail footprints to no more than the maximum gross floor area permitted as may be amended. The board may actually want to consider a lower number for the footprint since the gross floor area limitation applies to all floors of a building and not just the footprint; and
3. Amending 4-59 to include shopping centers in the requirements currently established for retail.

If the board is interested in requiring more entrances along facades as a means of promoting more pedestrian activity in the CB district, section 5-2(F)(2) will also need to be amended indicating the new figure. I would recommend that the amendment be for a distance of not less than 75 feet.

Lighting

The Board has expressed concern about glare and light trespass. An attachment to this memo, taken from Nightwise at <http://www.nightwise.org/3types.htm>, defines and explains the problems associated with glare and trespass as well as potential solutions.

Current Requirements: Section 7-2 of the town's zoning ordinance sets out performance standards for lighting in the town. In particular, the ordinance regulates pole height and the potential for glare and trespass. In short, it requires shields and cut-off fixtures and prohibits drop lenses and decorative lighting such as is installed in Locust, but only on development sites for all but detached single-family and duplex residential. It does not regulate lighting that may be installed by the town, DOT, or a developer within a public right-of-way.

Recommendation: If it is the town's desire to establish standards for residential development not currently covered by the ordinance and for public applications of lighting, I would recommend that you extend the current performance standards to those areas with a simple amendment in the first paragraph of 7-2 expanding the scope of its application. You can also incorporate some illustrations if you think it would be helpful and providing we can secure some that are free to use. I do not recommend that you get into the regulation of lumens or output since this requires fairly sophisticated light monitoring equipment and staff training. You could, however, make it clear that an engineer has to seal a lighting plan with a statement that the plan meets the intent and requirements of your ordinance.

Accessory Structures

The request for clarification and amendment to the accessory structure provisions led to the realization that this use and accessory dwellings were treated in two entirely different sections of the ordinance: Article 4 and Article 8, respectively. I believe that this causes confusion and that the two texts together address all concerns raised to date.

Recommendation:

1. To merge sections 4-2 and 8-18 into one section covered under 4-2, and
2. To add a use to the Table of Uses under "Miscellaneous Uses" that reads "Accessory uses and structures excluding accessory residential dwelling units" and to label is P/C in all districts with a reference to section 4-2 under "Additional Conditions."

Agriculture

The Planning Board requested that we address the different acreage requirements in the current text for bona fide farms and commercial stables. I believe a few simple amendments to the table of uses and the definition section will address all concerns.

Recommendations:

1. Reword the text in the Table of Uses to say:

~~Agriculture including bona fide farms and processing or sale of products grown on the same zoning lot, but excluding agricultural industry.~~

2. Add the following definitions to Article 10:

AGRICULTURE. The tilling of land, the raising of crops, and the keeping of both animals and fowl typically for profit. The term agriculture encompasses both the bona fide farm (a ten plus acre tract eligible for tax deferral as authorized in NC. General Statutes 105-277.1 et seq.) and the minimum five acre tract which may be designated as an "agricultural tract" by the Zoning Administrator.

LIVESTOCK. Equine animals, bovine animals, sheep, goats, llamas, alpacas, poultry, fowl, swine and similar animals typically housed on farms.

3. Change agriculture from a permitted use to permitted use with conditions in the R-A district.
4. Amend the definition for Bona Fide Farm as follows
BONA FIDE FARM. See "agriculture."

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Kennels

The Planning Board discussed kennels and veterinary services at its last meeting and expressed concern about potential impacts related to noise and odor. After reviewing the current requirements of your ordinance, I believe we can address your concerns with the following changes.

Recommendations:

1. Merge the conditions for veterinary uses (4-68) into the conditions for kennels (4-41, since both speak to offsite impacts related to outdoor or partially outdoor kenneling,
2. Amend the text for 4-41(A) as follows:

Any structure which houses animals which is not fully enclosed shall be located at least 100 feet from any lot line and 500 feet from the nearest residential, district, mixed-use district or lot containing a religious or educational facility.

3. Delete 4-41(B) in its entirety. The issue covered by this section is covered by (A) above.
4. Amend 4-41(C) [new (B)] to reduce the number of allowable runs from 40 to 20.

Deleted: Crop lands, timber lands, pasture lands, or other farm lands, any other farm buildings or housing to be occupied by the farm owner, relatives or other employees of the farm (more than fifty percent of adult occupants or household income shall be from the farm), except that any such use of such property for non-farm purposes shall be subject to such regulations.
For the purposes of this definition, a bona fide farm shall be defined as any parcel/lot of record having ten or more acres being in active agricultural use as defined by N.C. General Statutes Section 105-277.1 et. seq., or as determined by any other available method upon approval of the zoning enforcement officer
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Bonding for removal of derelict telecommunication towers and facilities

The Planning Board discussed the ZEO's recommendation that there be bonding to cover the removal of telecommunication towers and facilities should the town need to remove derelict structures. I make the following recommended changes to address this concern.

Recommendations:

1. Amend section 4-63(D) to add a new subsection 14 that reads:

An annual performance bond covering 125% of the projected cost of tower removal, including appurtenances, shall be filed with the town prior to the issuance of a zoning permit and renewed and refiled every twelve months thereafter along with proof of adequate insurance coverage (see subsection 21). The amount of removal shall be determined by a removal company and certified by a qualified professional. This amount shall be updated and recertified annually as part of the bond renewal. In the event the tower shall become abandoned and the owner fail to remove the tower within ninety days as required in subsection 15, the town shall be authorized to cash the performance bond and remove the tower and all of its appurtenances.

Amend new section (15) of 4-63(D) [old section 14] to read:

Towers and related facilities must be removed by the applicant and/or property owner upon abandonment of the tower (no longer used for its original intent) for a period greater than ninety consecutive days. Such removal (clearing from the site) shall take place within six months of the first day the tower was abandoned, and be completed within this same six month period. It shall be the responsibility of the applicant to notify the town when the tower has been abandoned. Failure to notify the town as required shall be considered a violation of this ordinance and shall subject the owner to any and all remedies permitted by law.

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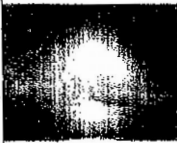
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What's the problem?

Glare




Glare is light striking your eye directly from the source. A veil of light across your field of view reduces the contrast between objects--you can't see as well in the stark brightness.

Spillover

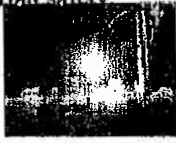



Spillover is light that extends beyond the targeted object. This includes *light trespass*, which extends beyond property lines.


Why should I care?





For motorist and pedestrian safety, drivers need to discern objects at night. The two critical road signs at this intersection (left) are difficult to see because the eyes are overwhelmed by direct light, creating a hazard. Glare hinders true security by creating extreme shadows, offering refuge to criminals in spite of the bright lights. Glare can be discomforting, disabling, or blinding. As we age, the effect--and its impact on our lives at night--becomes worse.




What can I do?



Aim adjustable lights downward so they are level with the horizon. Purchase dark-sky friendly fixtures that have the light bulb tucked into the luminaire housing, not exposed to the eye. Install only light fixtures that are fully shielded. Install security lights with motion detectors for greater security. With lighted signs, request lighter text and logos/graphics against a dark, opaque background.



Contain floodlights with clip-on visors and aim the fixtures downward. Install fully shielded lights, and do not place light mounts where the light crosses property lines. Save money by lessening the light output (in lumens) of existing fixtures.



Skyglow



Sky glow is the garish hue seen overhead from artificial light scattering in the atmosphere. The reflected light masks the background stars and creates a pallid-looking sky.



You could readily save the tax dollars spent on lighting the clouds.

Light sent skyward is a waste of that light (<2%

of the cost) plus the additional energy loss (~98% of the cost) that went into producing the light pollution. Our children are losing the heritage of the night sky. Most of them are unable to see the Milky Way galaxy or other dark sky wonders. Nocturnal animals are disrupted by the abnormal night lighting. Some studies suggest human health is negatively affected because of disrupted circadian rhythms due to light pollution.



Install simple visors over existing lights and purchase fully shielded fixtures. Find a less offensive way to express yourself than



through outdoor vanity lights (right) and landscape lighting. Ask your elected officials to select public lighting fixtures that don't waste your tax dollars skyward. Help reclaim the vast public space overhead. Aim billboard lights down instead of up.



TOWN OF RED CROSS

PLANNING AND ZONING

February 1, 2010

1. Call to Order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Order of Business
Review of proposed amendments to Zoning Ordinance
Carol Rhea and Robbie Foxx will be attending
6. Other comments
7. Adjourn

**PLEASE BRING YOUR COPY OF THE
ZONING ORDINANCE AS WELL AS
THE COPIES OF THE PROPOSED
AMENDMENTS**

TOWN OF RED CROSS
Planning and Zoning Board
February 1, 2010

The Red Cross Planning and Zoning Board met February 1, 2010 at 7:00 pm in the Williams Room of the Red Cross Town Hall. The meeting was called to order by-Chairman Richard Baucom. Invocation was given. Members present were as follows; Richard Baucom, Dicky Hatley, Barbara Huneycutt, Tom Staples, and Lou Eubanks. Members absent; Marion Hubbard and Roger Haigler. Guests were Carol Rhea, Consultant and Robbie Foxx, town zoning officer.

Motion to approve minutes by- Dicky Hatley – second – Barbara Huneycutt - carried 4/0

Motion to approve agenda by Barbara Huneycutt – second by Dicky Hatley carried 4/0

ORDER OF BUSINESS

Review and discussion of proposed amendments to zoning ordinance

Suggestions and recommendations were made on the portion of the ordinance reviewed. Review of Zoning Ordinance to be continued at next meeting, March 1, 2010 See attachment of Carol Rhea's summary.

Motion to adjourn.

Chairman - Richard Baucom

Sec. - Lou Eubanks

TOWN OF RED CROSS

Planning and Zoning Board

January 4, 2010 -- meeting canceled

DCA will meet on this date at 6:00 pm